

AFTER RECORDING MAIL TO:

Sara Kristin Gnagey  
502 E Division Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242364

Sep 30 2024

Amount Paid \$8001.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

**STATUTORY WARRANTY DEED**

File No: **4441-4197945 (SJ)**

Grantor(s): **Sara E. Alexander, an unmarried person**

Grantee(s): **Sara Kristin Gnagey, an unmarried person**

Abbreviated Legal: **PTN LOTS 1 & 2, BLOCK 2, SUNNYSIDE ADDITION TO MOUNT  
VERNON**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P54462**

**THE GRANTOR(S) Sara E. Alexander, an unmarried person** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Sara Kristin Gnagey, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**THE WEST 50 FEET OF LOTS 1 AND 2, BLOCK 2 OF SUNNYSIDE ADDITION TO MOUNT VERNON, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P54462

Statutory Warranty Deed  
- continued

File No.: 4441-4197945 (S3)

Dated:

9/23/24

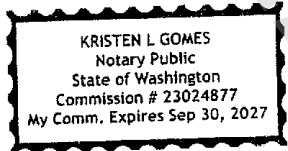
Sara E. Alexander

STATE OF Washington )

COUNTY OF Skagit )

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This record was acknowledged before me on Sept. 23, 2024 by **Sara E. Alexander.**



Notary Public

My commission expires: Sep 30, 2027